



Top Farm, Lincoln Road, Branston

Lincoln, LN4 1NX | 66.89 hectares (165.28 acres)

BROWN & CO JH Walter

165.28 ACRES OF PRIME ARABLE LAND AND BARNES FOR CONVERSION

Top Farm, Lincoln Road, Branston, Lincolnshire, LN4 1NX

Lincoln 3.7 miles | Sleaford 16.4 miles

66.89 hectares (165.28 acres) of excellent and well farmed principally Grade 2 arable land located close to the City of Lincoln together with barns holding planning permission for conversion to two dwellings, with panoramic views of rural Lincolnshire and Lincoln Cathedral.

The Property is offered for sale by formal tender as a whole, in individual lots or in a combination of lots thereof. The tender deadline is 12 noon on Friday 19th August 2022.

Guide Prices

Whole	165.28 acres of land and barns for conversion	£1,900,000
Lot 1	27.69 acres of land	£300,000
Lot 2	48.99 acres of land	£500,000
Lot 3	Barns for conversion set in 0.92 of an acre	£200,000
Lot 4	76.21 acres of land	£770,000
Lot 5	11.47 acres of land	£130,000



Location

The land and barns are located to the south-east of the City of Lincoln, close to the village of Branston, on the limestone heath which runs south of Lincoln to Sleaford.

Situation

The land is situated in an area known in the County to be of fine quality, able to produce high yielding crops. The land was last sold in 1918 and has been under the same ownership since then.

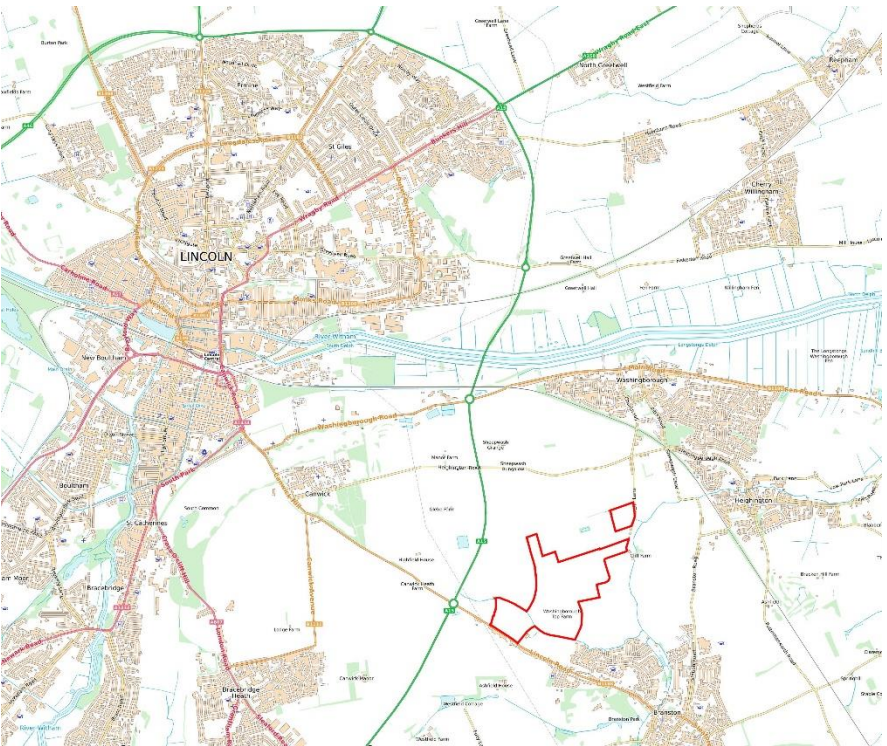
Branston itself has a range of local amenities including primary and secondary schools, shops, public houses and parks. The City of Lincoln is located less than 4 miles away, which has a wide range of services and amenities. The new Lincoln Eastern Bypass provides a link to the A46 ring road.

Viewings

The Property may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Seller's Agent. Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

Directions

On the A15 Lincoln Eastern Bypass turn onto the B1188 at the Canwick roundabout towards Branston and the land can be viewed and accessed from a track on the left hand side.



Lot 1 – 27.69 acres of land

Guide Price - £300,000

An arable field with road frontage extending to approximately 27.69 acres. Access to the field is directly off Lincoln Road.

The land is classified as predominantly Grade 2. It is shown on the Soil Survey for England and Wales as predominantly the Elmtun 1 soil series which is described as shallow well drained brashy calcareous fine loamy soils over limestone. The land is capable of growing cereals, sugar beet and potatoes. There is a small band of the Banbury soil series to the north of Lot 1, which is described as well drained brashy fine and coarse loamy ferruginous soils over ironstone, and is suited to growing winter cereals with short term grassland, some potatoes and some sugar beet in Eastern regions.



Lot 2 – 48.99 acres of land

Guide Price - £500,000

A good block of principally Grade 2 land split into two fields. Lot 2 is accessed from an internal farm road from either Lincoln Road or Cliff Lane, over which a right of way will be granted for agricultural purposes only. The Purchasers of Lots 3 and 4 will also be granted a right of way over the farm road.

The land is shown on the Soil Survey for England and Wales as predominantly the Elmtun 1 soil series which is described as shallow well drained brashy calcareous fine loamy soils over limestone, capable of growing cereals, sugar beet and potatoes. There is a small band of the Banbury soil series to the south of Lot 2, which is described as well drained brashy fine and coarse loamy ferruginous soils over ironstone, and is suited to growing winter cereals with short term grassland, some potatoes and some sugar beet in Eastern regions.

Lot 3 – Barns for conversion set in 0.92 of an acre

Guide Price - £200,000

A range of traditional stone barns with planning permission for conversion into two dwellings. The barns are located on the highest point of the land with panoramic views of the surrounding area, including a marvellous vista of Lincoln Cathedral to the north-west.

The barns have the potential to create a serene single home in a quiet and secluded area, set within 0.92 of an acre, subject to the relevant consent.

Planning permission was granted by North Kesteven District Council on 2nd September 2020 under planning reference 20/0367/FUL. The permission is granted for three years in which the development must have begun. Plans and proposed designs can be obtained from North Kesteven District Council or are available from the Seller's Agents.

The barns are accessed from the internal farm road from either Lincoln Road or Cliff Lane. A right will be granted over this private road for residential purposes only.



Lot 4 – 76.21 acres of land

Guide Price - £770,000

A substantial block of principally Grade 2 arable land in two fields, well suited to modern agriculture. Lot 4 can be accessed from either Lincoln Road or Cliff Lane. A right of way will be granted for agricultural purposes over the farm road (which runs adjacent to Lot 1 and then through Lot 2 from Lincoln Road). The Purchaser of Lots 2 and 3 will also be granted rights of way over this.

The land is shown on the Soil Survey for England and Wales as predominantly the Elmtun 1 soil series, which is described as shallow well drained brashy calcareous fine loamy soils over limestone, capable of growing cereals, sugar beet and potatoes.



Schedule of Areas and Cropping

	Parcel No.	Area (Hectares)	Area (Acres)	Past Cropping				
				2022	2021	2020	2019	2018
Lot 1	7539	0.10	0.26	Winter Wheat	Sugar Beet	Winter Wheat	Potatoes	Winter Wheat
	6727	11.10	27.43	Other				
		11.20	27.69					
Lot 2	9937	5.94	14.67	Winter Wheat	Peas	Barley	Barley	Sugar Beet
	2635	13.62	33.65	Sugar Beet	Barley	Barley	Sugar Beet	Winter Wheat
	4956, 1537, 9225	0.18	0.45	Track				
	0613, 8139	0.09	0.22	Other				
		19.83	48.99					
Lot 3	1231, 1334	0.37	0.92					
		0.37	0.92					
Lot 4	5080	16.67	41.18	Winter Wheat	Barley	Sugar Beet	Winter Wheat	Winter Wheat
	9977	14.05	34.73	Winter Wheat	Peas	Barley	Barley	Sugar Beet
	2958	0.10	0.24	Track				
	8752	0.03	0.06	Other				
		30.85	76.21					
Lot 5	7630	4.64	11.47	Sugar Beet	Winter Wheat	Winter Wheat	Peas	Winter Wheat
		4.64	11.47					
Total		66.89	165.28					

Lot 5 – 11.47 acres of land

Guide Price - £130,000

An off-lying field of principally Grade 2 arable land accessed directly off Cliff Lane.

The land is shown on the Soil Survey for England and Wales as predominantly the Elmton 1 soil series which is described as shallow well drained brashy calcareous fine loamy soils over limestone, capable of growing cereals, sugar beet and potatoes.

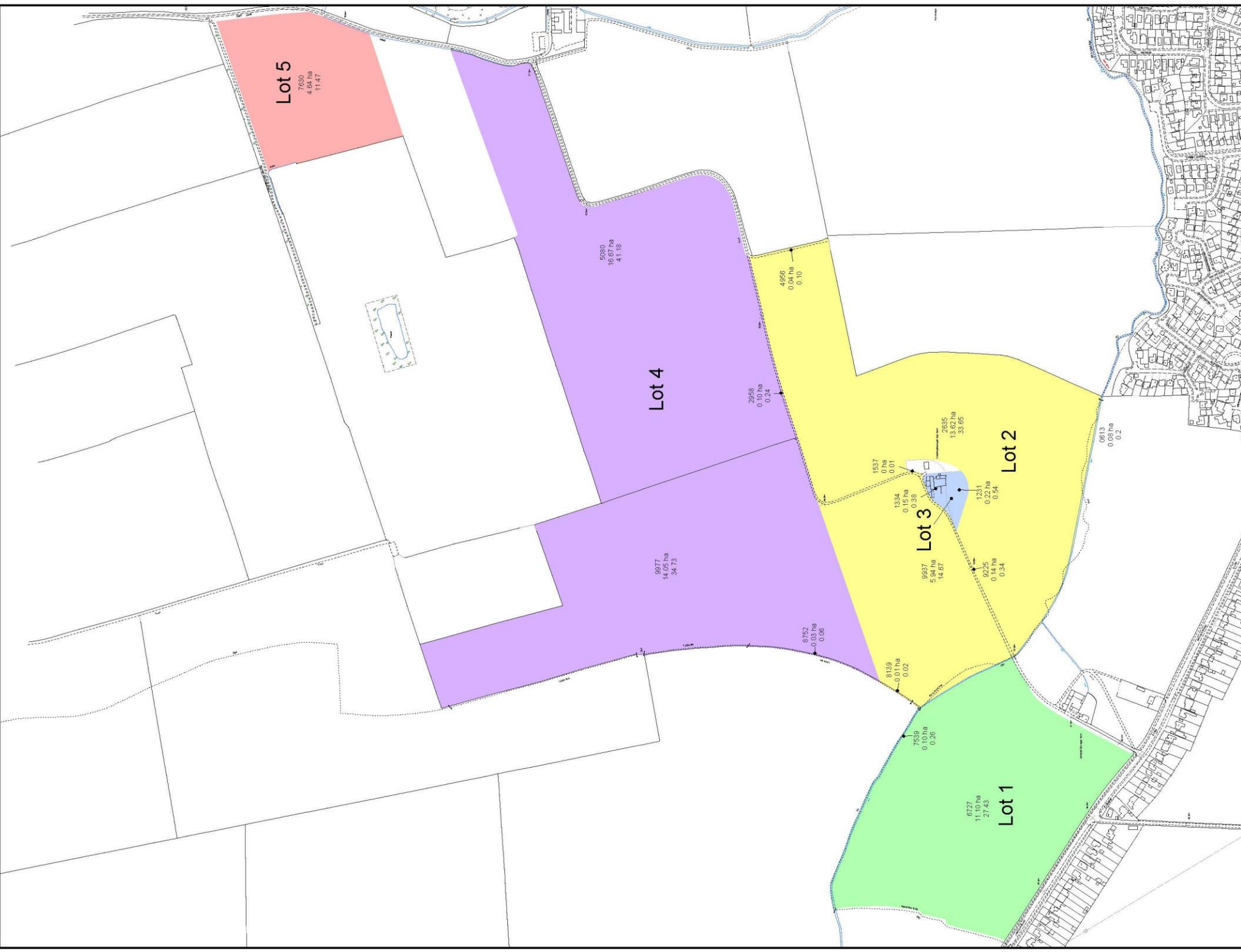


Method of Sale

The Property is for sale by contractually binding formal tender on the following terms:

1. All tenders must reach the office of Brown & Co JH Walter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Friday 19th August 2022. No late tenders will be considered.
2. Tenders should be submitted in writing on the prescribed form complete with the signed tender form and contract and placed within a sealed envelope marked 'Land and Barns at Branston'.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered, which is calculated only by reference to another tender.
5. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Purchaser and their solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase. Tenders are to include a Solicitors letter to confirm that they have seen evidence that funds are available for the purchase and that the deposit monies will be transferred to them, once a bid has been accepted and then transferred to the Seller's Solicitor who will hold the deposit as stakeholder.
8. Tenders are to include a Solicitors deposit cheque of 10% payable to the Seller's Solicitor. The successful Purchaser should be notified via a signed contract by the Seller, no later than 12 noon on Friday 19th August 2022, at which time the sale will be exchanged. Completion will take place on Friday 23rd September 2022.
9. Tenders are invited for individual lots or any combination of lots using the Form of Tender available from the tender pack/data room or on request. A prospective Purchaser may wish to submit more than one tender.

Copies of supporting legal documentation referred to as the 'Tender Pack' which includes Tender Form, Conditions of Tender, Contract of Sale, Search Results, Relevant Title Documents can be accessed by arrangement with the Seller's Agent.



Land & Barns at Branston

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. WT7457-01 Date 28.06.22

Scale
1:5,000
@ A3



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
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Tenure

The Property is sold freehold, with vacant possession upon completion, but subject to holdover for the harvesting and removal of the sugar beet up to 30th November 2022. The previous Farm Business Tenancy has expired and the former tenant is holding over. The Property is part of Land Registry Title LL360560.

Tenant Right

There will be no tenant right payable, and no counterclaim will be allowed.

Sporting Rights

The sporting rights are in hand and included.

Mines and Minerals

The mines and minerals are included insofar as they are owned.

Holdover and Early Entry

After completion, the former tenant will have holdover on any fields not cleared of the current crop. The Purchaser may take early entry as soon as the current crop is cleared. The sugar beet will be harvested and removed by 30th November 2022.

Basic Payment Scheme

The Basic Payment Entitlements are excluded from the sale. The 2022 Basic Payment will be retained by the outgoing tenant. The Lump Sum Exit Scheme has not been claimed on the land.

Development Overage

In the event that planning permission or other consent is granted in the next 30 years for a non-agricultural use on Lot 1 only, the

Purchaser, or their successor in title, will pay 30% of the value of the uplift to the Seller with the benefit of consent above its existing use value, after deducting the reasonable cost of obtaining the consent. The amount will be payable once the consent is implemented or the land is sold with the benefit of consent.

Services

There are no services to the land. There is a former electricity connection to the barns and an old water pipe.

Drainage

The land is not under drained and is naturally draining. It is not located in the area of an Internal Drainage Board.

Easements, Wayleaves and Rights of Way

The Property is sold subject to and with the benefit of all easements, wayleaves and rights of way whether public or private and whether or not mentioned in these particulars of sale.

Part of the farm road from Lincoln Road to the culvert over the dyke is designated as a restricted byway and thereafter the farm road to Cliff Lane is designated as a public footpath on the definitive map prepared by Lincolnshire County Council.

Access

Part of the track used for accessing the land and barns is to be retained by the Seller. All lots will be sold with the benefit of rights of way over the farm road.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the Contract Price.

Boundaries

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

Plans and Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

Local Authority

North Kesteven District Council, Kesteven Street, Sleaford, NG34 7EF | 01529 414155

Seller's Agent

Brown & Co JH Walter, 5 Oakwood Road, Lincoln, LN6 3LH

Ian Walter

01522 504333 | 07919 694230 | Ian.Walter@brown-co.com

Isabel Chennells

01522 504333 | 07919 694230 | Isabel.Chennells@brown-co.com

Seller's Solicitor

Wilkin Chapman Solicitors, The Maltings, 11-15 Brayford Wharf East, Lincoln, LN5 7AY

Catherine Harris

01522 515929 | Catherine.Harris@wilkinchapman.co.uk

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2022. Photographs were taken in June 2022.

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BROWN & CO JH Walter